

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Rezone of parcels R33221-520-4710 and R33221-502-5080 from Water to Rural**

2. Name of applicant: **Island County Planning & Community Development**
3. Address and phone number of applicant and contact person: **N/A**
4. Date checklist prepared: **July 28, 2020**
5. Agency requesting checklist: **Island County**
6. Proposed timing or schedule (including phasing, if applicable): **Target Adoption Date is October, 2020**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No additional plans.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **No additional environmental information prepared.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **N/A**
10. List any government approvals or permits that will be needed for your proposal, if known. **Island County Planning Commission recommendation and subsequent approval by the Board of Island County Commissioners**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Island County proposes to rezone parcels R33221-520-4710 and R33221-502-5080 from Water to Rural.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 1123 Utsalady Rd Camano, WA 98282. Section 21, Township 32, Range 3. Parcel numbers R33221-520-4710 and R33221-502-5080.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

The property is backed on its southwest side by a steep, vegetated bluff. The Property is mostly flat, but protected from inundation by an artificial raised earth berm used as an airstrip for small aircraft.

b. What is the steepest slope on the site (approximate percent slope)? **≥40%**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **According to the NRCS Web Soils Survey map, the soil on this property is Puget silty clay loam. (see attachment). No soil removal is proposed.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Island County GeoMapping layers classify the steep slope to the northwest of the parcel as unstable with recent landslide activity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
None proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
The property appears to be an artificial in-fill of tidelands. It is protected from inundation by an artificial, raised earth berm. Any activity that would dismantle or alter this earth berm could potentially result in erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
No new impervious surface is proposed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None proposed.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No emissions to result from this non-project proposal.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No offsite emissions will affect proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

3. *Water* [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This is a saltwater shoreline parcel containing trenches enable flood waters to drain into Puget Sound. During a site visit conducted in May of this year, standing water was observed in the trenches. A stream outlet is present in the southwest corner of the property as well as a drainage outlet at the northwest end of the parcel.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The rezone is a nonproject proposal. Future development within 200 feet of the water may be permitted through the Island County Shoreline Master Program.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This is a non-project proposal. No fill or dredge is proposed.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals is required.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The property is in Flood Zone AE 13. (See site plan.)

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste material discharge proposed.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Non-project proposal will not involve groundwater impact.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Non-project proposal will not involve waste material discharge..

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This non-project proposal will not affect existing drainage.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This non-project proposal will not affect drainage or waste materials.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This non-project proposal will not affect existing drainage.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None needed.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

____ water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Non-project proposal will not affect vegetation.

- c. List threatened and endangered species known to be on or near the site.

No specific threatened or endangered species known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No vegetation enhancement proposed.

- e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan Blackberry was observed growing among native vegetation on the southwest edge of the property near the bank..

5. *Animals* [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: song birds, heron

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other __shellfish__

Songbirds, and heron, were observed on the site. Shellfish are located just beyond the bulkhead (corresponding with the property line)

- b. List any threatened and endangered species known to be on or near the site.

No threatened or endangered species known to be on site.

- c. Is the site part of a migration route? If so, explain.

Region is part of the Pacific Flyway

- d. Proposed measures to preserve or enhance wildlife, if any:

None needed.

- e. List any invasive animal species known to be on or near the site.

No invasive animal species known to be on or near the site.

6. *Energy and Natural Resources* [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Non-project proposal will not require energy use.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

Non project proposal will not require energy use.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Non project proposal will not require energy use.

7. *Environmental Health* [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known . Non-project proposal will not change existing conditions.

- 4) Describe special emergency services that might be required.

No special emergency services required.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

No measures needed to mitigate environmental health hazards.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Non-project proposal will have no noise impact.**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Non-project proposal will have no noise impact.**

- 3) Proposed measures to reduce or control noise impacts, if any:

Non-project proposal will have no noise impact.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently developed with a single family residence and associated accessory structures as well as a private airstrip. Adjacent parcel uses are agricultural and residential. Proposal will not affect uses on adjacent parcels, since the proposal is to change the zone to be consistent with neighboring parcels.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site had been used for agricultural uses, but is currently grassland.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Proposal will not affect farmland uses.

- c. Describe any structures on the site.

A single family residence and two accessory structures (shop and storage buildings) exist on the site

- d. Will any structures be demolished? If so, what?

No demolition proposed.

- e. What is the current zoning classification of the site?

Water

- f. What is the current comprehensive plan designation of the site?

Water Areas

- g. If applicable, what is the current shoreline master program designation of the site?

Aquatic and Rural Conservancy

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The parcels are within Shoreline Jurisdiction of the Island County Shoreline Master Program, and are classified as a delta estuary wetland.

i. Approximately how many people would reside or work in the completed project?

No change to occupancy capacity proposed.

j. Approximately how many people would the completed project displace?

No displacement will result from the project.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No mitigation for human displacement needed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The subject property originally consisted primarily of tidelands. It was purchased from the State of Washington around 1930 with the intention of constructing a dike to facilitate a conversion to dry farmland. Around 1990, a small residence was constructed on the upland side of the property. This was followed by an airstrip in 2000 and a new residential building permit was issued in 2005 to replace the previously existing residence. The parcel was never assigned a zoning designation by Island County until 2016 when it was designated as Water zone during the periodic zoning update. The property is part of an area designated by the County for Rural land uses, and there are no plans for a change in this designation. Parcels to the south of the subject property have similar characteristics and are utilized for agriculture. These neighboring parcel owners use the airstrip for small aircraft employed in spraying crops.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No measures to reduce or control impacts to agriculture are proposed or needed.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units proposed.

- c. Proposed measures to reduce or control housing impacts, if any:

No housing units proposed.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures proposed.

- b. What views in the immediate vicinity would be altered or obstructed?

Proposal will not impact view.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

None needed.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Proposal not to impact light or glare.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Proposal not to impact light or glare.

- c. What existing off-site sources of light or glare may affect your proposal?

Proposal will not be impacted by light or glare.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None needed.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

No recreational opportunities exist in the immediate vicinity.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No impact.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None needed.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No historic structures or sites in or near the site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No areas of cultural importance observed or identified by DAHP.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None required.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None required.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Existing access is from Utsalady Rd., a county road. No changes proposed.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest transit stop is at Terry's Corner, approximately 2.5 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No additional parking proposed; none eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No improvements to transportation proposed.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Site has a private airstrip for small aircraft. Non-project proposal will not impact use.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Proposal will not change traffic volume.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Proposal will not affect transport of agricultural/timber goods.

- h. Proposed measures to reduce or control transportation impacts, if any:

None needed.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Proposal will not affect need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None needed.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are proposed.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposal not likely to impact discharges into water, air emissions, hazardous substances, or noise.

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposal will not impact plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None needed.

3. How would the proposal be likely to deplete energy or natural resources?

Proposal not to affect energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None needed

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Any future development on the subject property would be reviewed under the Island County Critical Areas Ordinance and Shoreline Master Program.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Future permitting will be reviewed under the Island County Shoreline Master Program and the Island County Critical Areas ordinance.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The subject property is approximately eight acres in size with an existing single family residence. Under the proposed Rural zoning, the density would allow for one dwelling unit per five acres. Further subdivision of the parcel and subsequent additional residences would not be permitted other than an accessory dwelling unit or guest cottage which are a permitted use in the Rural zone. Other potential development is possible within the permitted uses for the Rural zone, but the development would be rural in nature and consistent with the Comprehensive Plan. Development within Shoreline Jurisdiction would be reviewed under the Island County Shoreline Master Program.

The combined area of parcels R33221-502-5080 and R33221-520-4710 are in total over 16 acres. Therefore, if combined and then short platted, up to two additional residences could be built and a total of three guest cottages. Even without combining the lots and re-subdividing them, there could be an additional residence on the parcel that currently does not have a residence.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None needed at this time.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Uses permitted in the Rural zone are consistent with the County's rural character and therefore intended to not put high demands on public infrastructure. Additionally, any development will be reviewed for consistency with the County's requirements for transportation concurrency.

Proposed measures to reduce or respond to such demand(s) are:

None needed

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This rezoning proposal is consistent with the Island County Zoning Code and Comprehensive Plan. Future development would be reviewed under the Island County Critical Areas Ordinance and the Shoreline Master Program